

Normandy , set in rolling countryside, stone house to renovate, peaceful location with magnificent views...

EXCLUSIVE



INFORMATION

Town:	Ferrières-la-Verrerie
Department:	Orne
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	1619 m2

IN BRIEF

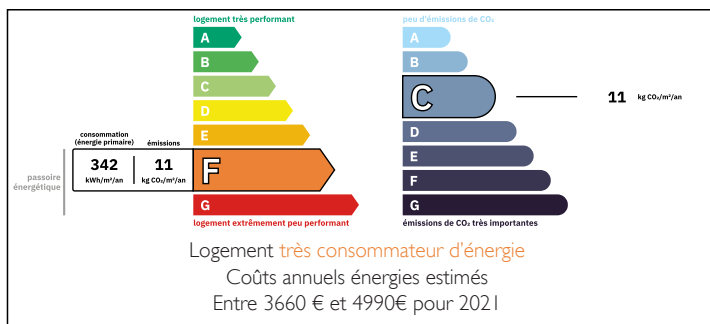
Moulins la Marche and Courtomer area. Beautiful property to renovate, many original features, two large fireplaces.

Set in a dominant position in the rolling hills of Normandy, in a hamlet with no overlooking neighbours. Peaceful location with views.

The property offers 190m² of living space to renovate. South facing .

Lots of charm and magnificent views.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This charming stone house offers 190m² of living space (in need of renovation) comprising a kitchen, living room (30m²) with fireplace and wood-burning stove (recently installed), lounge (30m²) with fireplace, veranda (16.5m), ground floor bedroom with shower and toilet, small bathroom, toilet, rear lobby with staircase. Upstairs: landing: three bedrooms (12/30/28m²).

Electric radiators and the wood burner , single glazing.

Garage (wooden), wooden shed (three separate spaces). Delightful garden with wooded area and a well. 1619m² grounds.

Superb views!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 535 EUR

Taxe habitation: EUR

NOTES